

A U S T I N C I T Y C O U N C I L

**AGENDA**



Thursday, June 22, 2006

# 109 PH

← Back

**Zone Hearings/App Ordinances/Restrictive Covenants  
RECOMMENDATION FOR COUNCIL ACTION**

**Subject:** C14-06-0090 - 5401 Riverside Drive - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5401 E. Riverside Drive (Country Club Creek Watershed) from limited office (LO) district zoning to limited office-mixed use-conditional overlay (LO-MU-CO) combining district zoning. Planning Commission Recommendation: To be reviewed on June 13, 2006. Applicant: BTRS Joint Ventures (Harvey Bell). Agent: Ambrust & Brown (David Ambrust). City Staff Robert Heil, 974-2330.

<p><b>Additional Backup Material</b> (click to open)</p> <p><input type="checkbox"/> Staff Report</p>
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**For More Information: Robert Heil, 974-2330.**

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-06-0090

**PC Date:** May 23, 2006  
June 13, 2006

**ADDRESS:** 5401 Riverside Drive

**OWNER/APPLICANT:** BRTS Joint Ventures (H.C. Bell)

**AGENT:** David Armbrust

**ZONING FROM:** LO

**TO:** LO-MU-CO

**AREA:** 14.755 acres

**SUMMARY STAFF RECOMMENDATION:**

Staffs recommends approval of the applicant's request to Limited Office-Mixed Use-Combining District (LO-MU-CO) combining district. The conditional overlay would limit the trips to less than 2000 vehicle trips per day.

**PLANNING COMMISSION RECOMMENDATION:**

**May 23, 2006:** Postponed to June 13 by commission

**June 13, 2006:** Approved staff's recommendation of LO-MU-CO on consent 8-0.

**DEPARTMENT COMMENTS:**

This case is related to C14-06-0091.

The site is currently zoned LO and is undeveloped. North of the property is an existing single family neighborhood on PUD and SF-3 zoned land. To the west of the subject tract is a fire station on public land (zoned P). To the south the property is an existing elementary school. East is undeveloped property currently zoned LO.

LO zoning on the subject tract would provide an appropriate transition between the higher intensity uses to the east and less intense uses to the west. Mixed Use, which would allow for residential uses would be appropriate for the site.

The project is part of the East Riverside / Oltorf Combined Neighborhood Planning Area. The Planning Commission approved Future Land Use Map calls for mixed use on this site.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LO	Undeveloped
<i>North</i>	SF-3 and PUD	Single Family Residence
<i>South</i>	LO	Elementary School
<i>East</i>	LO	Undeveloped
<i>West</i>	P and GO-MU-CO	Fire Station and Offices uses.

**AREA STUDY:** Pleasant Valley Neighborhood Planning Area    **TIA:** N/A

**WATERSHED:** Country Club Creek    **DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No    **HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

- Southeast Austin Neighborhood Alliance (189)
- Crossing Garden Home Owners Association (299)
- Terrell Lane Interceptor Association (300)
- Barton Springs / Edwards Aquifer Conservation District (428)
- Austin Neighborhoods Council (411)
- Montopolis Area Neighborhood Alliance (634)
- Riverside Farms Road Neighborhood Association (934)
- P.O.D.E.R. (People Organized in Defense of Earth and her Resources (972)

**SCHOOLS: (AISD)**

Allison Elementary School    Martin Middle School    Johnston High School

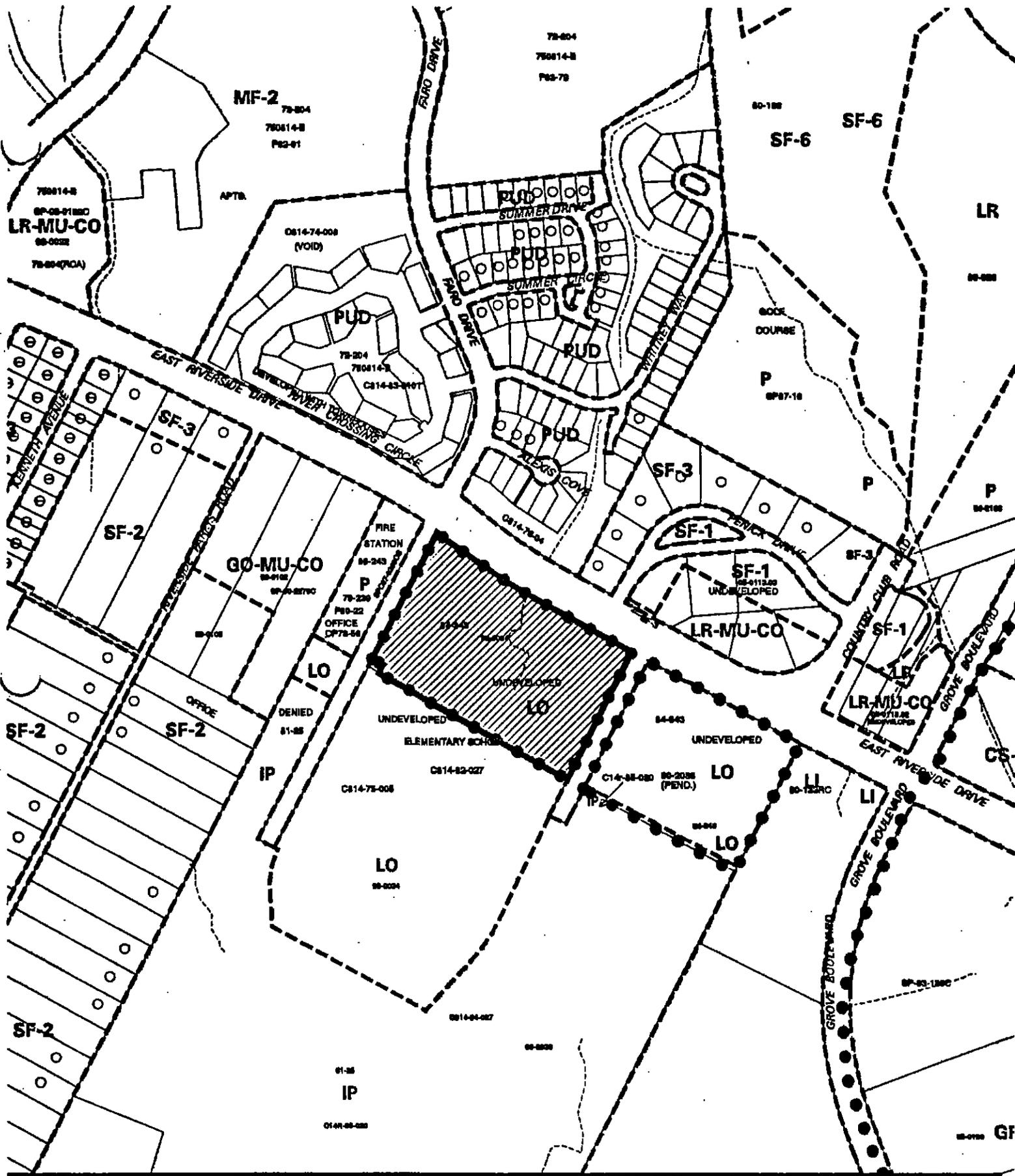
**CASE HISTORIES:**

There is an application on the adjacent property at 5701 E. Riverside Drive, from LO to LO-MU-CO. Staff recommends LO-MU-CO on that site.

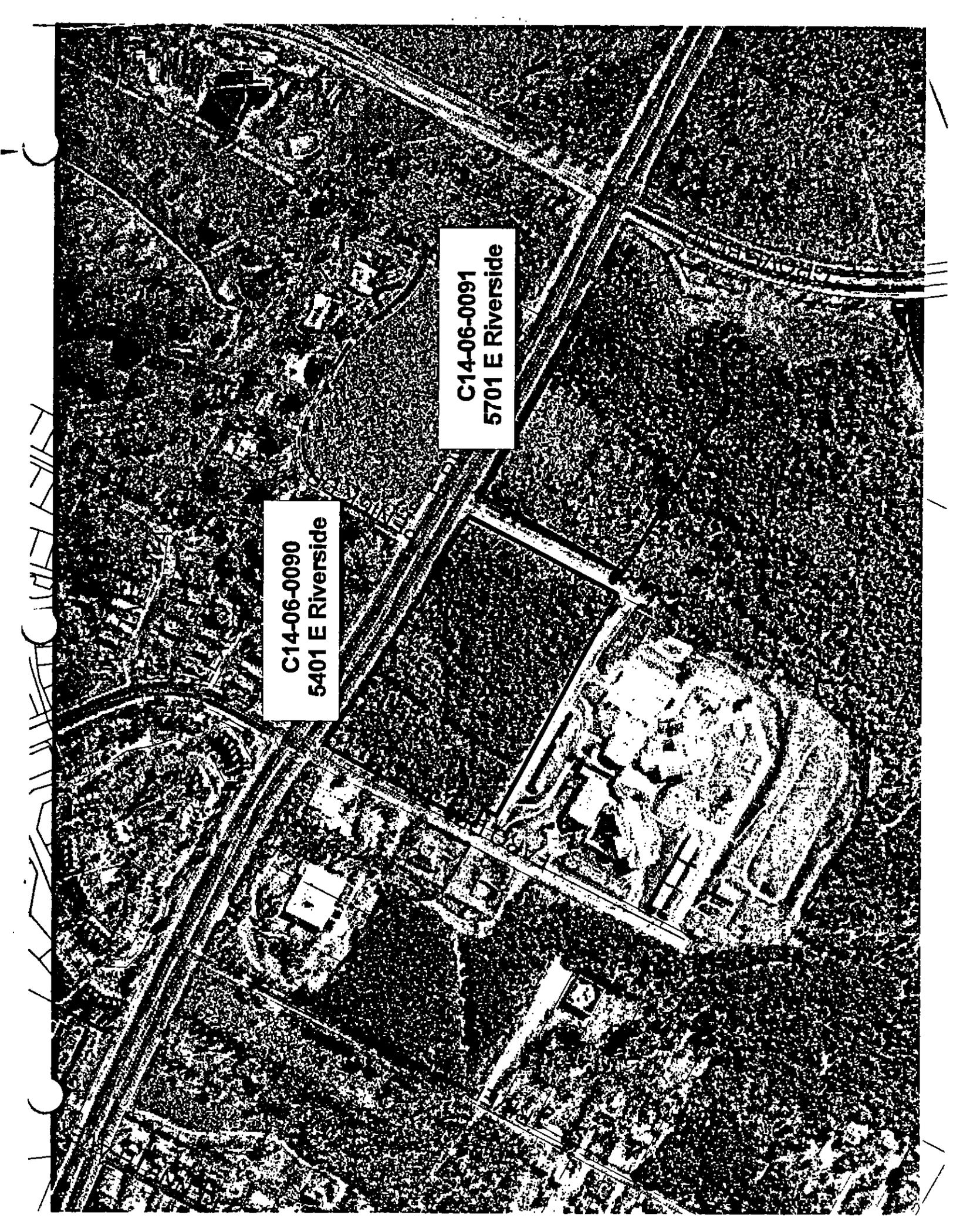
**ABUTTING STREETS:**

<b>NAME</b>	<b>ROW</b>	<b>PAVEMENT</b>	<b>CLASSIFICATION</b>	<b>BICYCLE PLAN</b>	<b>CAPITAL METRO</b>	<b>SIDEWALKS</b>
E Riverside Drive	134'	Varies	Arterial	Yes #60	Yes (#26)	No
Faro Drive	60'	40'	Collector	No	No	Yes





 1" = 400' SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R.HEIL	   <b>CASE #: C14-06-0090</b> ADDRESS: 5401 E RIVERSIDE DR SUBJECT AREA (acres): 14.755	<b>ZONING</b>  DATE: 06-04 INTLS: SM  <b>CITY GRID REFERENCE NUMBER</b> K19
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An aerial photograph of a residential neighborhood. The image is in black and white, showing a dense arrangement of houses and streets. Two white rectangular labels are overlaid on the image, each pointing to a specific property. The labels contain the following text:

**C14-06-0090**  
**5401 E Riverside**

**C14-06-0091**  
**5701 E Riverside**

The background shows a grid of streets, with 'E Riverside' visible in several places. The houses are mostly rectangular with varying rooflines, and there are some trees and open spaces interspersed among the buildings.

**C14-06-0091**  
**5701 E Riverside**

## **SUMMARY STAFF RECOMMENDATION**

Staffs recommends approval of the applicant's request to Limited Office-Mixed Use-Combining District (LO-MU-CO) combining district. The conditional overlay would limit the trips to less than 2000 vehicle trips per day.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

- 1. Zoning should promote a transition between adjacent and nearby zoning districts, land uses and development intensities.*

LO zoning on the subject tract would provide an appropriate transition between the higher intensity uses to the east and less intense uses to the west. Mixed Use, which would allow for residential uses would be appropriate for the site.

- 2. Zoning should be consistent with an adopted study or neighborhood plan.*

The East Riverside neighborhood plan draft land use plan calls for this property to remain as an "Office" land use. However, that plan has yet to be adopted and is still under discussion

## **EXISTING CONDITIONS**

### **Site Characteristics**

This case is related to C14-06-0091.

The site is currently zoned LO and is undeveloped. North of the property is an existing single family neighborhood on PUD and SF-3 zoned land. To the west of the subject tract is a fire station on public land (zoned P). To the south the property is an existing elementary school. East is undeveloped property currently zoned LO.

LO zoning on the subject tract would provide an appropriate transition between the higher intensity uses to the east and less intense uses to the west. Mixed Use, which would allow for residential uses would be appropriate for the site.

### **Site Plan**

This site is located on a Scenic Roadway, E. Riverside Dr.

- The site is subject to compatibility standards. Along the north property line, the following standards apply:
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the SF-3 property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

- Riverside Drive is a scenic roadway. Additional design regulations will be enforced at the time a site plan is submitted.

**Transportation**

The Austin Metropolitan Area Transportation Plan calls for a total of 200 feet of right-of-way for Riverside Drive. Additional ROW dedication will be required during the subdivision or site plan process. [LDC, Sec. 25-6-51 and 25-6-55]

Additional right-of-way may be required at the time of subdivision and/or site plan.

The trip generation under the requested zoning is estimated to be 9,548 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

**Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
E Riverside Drive	134'	Varies	Arterial	Yes	Yes	No
Faro Drive	60'	40'	Collector	No	No	Yes

**Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.

**Environmental**

1. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Country Club Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of

the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

2. According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.
3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
5. Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:
  - Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.
6. At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.